

PUBLIC HEARING

The LOUDOUN COUNTY BOARD OF SUPERVISORS will hold a public hearing in the Board of Supervisors’ Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, at **6:00 p.m.** on **WEDNESDAY, MAY 13, 2015**, in order to consider:

PROPOSED SALE OF COUNTY PROPERTY
COUNTY-OWNED AFFORDABLE DWELLING UNITS (ADUs)

Pursuant to Virginia Code Section 15.2-1800, the Board of Supervisors shall consider the conveyance of following County-owned Affordable Dwelling Units (ADUs) to ADU qualified certificate holders:

ADDRESS	PIN #	ELECTION DISTRICT	DESCRIPTION	PURCHASE PRICE
42121 Piebald Square, Aldie, Virginia 20105	207-18-0734-006	Blue Ridge District	Approximately 1,450 square foot, 2 bedroom, Multifamily dwelling unit (Condominium)	\$126,639
41895 Cathedral Valley Square #106, Aldie, Virginia 20105	204-25-9192-003	Dulles District	Approximately 1,536 square foot, 2 bedroom, Multifamily dwelling unit (Condominium)	\$92,168
24680 Footed Ridge Terrace #9D, Sterling, Virginia 20166	163-26-5099-004	Blue Ridge District	Approximately 1,436 square feet, 2 bedroom, Multifamily dwelling unit (Condominium)	\$136,481

Copies of the plat(s) illustrating the properties proposed to be conveyed may be examined at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, between 9:00 a.m. to 4:30 p.m., Monday through Friday, or call 703-777-0200.

PROPOSED CONVEYANCE OF COUNTY PROPERTY
Grant of Permanent Telecommunications Transmission System Easement –
Land Bay “O” Waiver Lot, Loudoun Parkway Center

Pursuant to Virginia Code Section 15.2-1800, the Board of Supervisors shall consider granting a 10-foot wide permanent utility easement to SummitG, LLC, for the purpose of installing, operating, maintaining, inspecting, and repairing underground telecommunication system-related cables and equipment across a portion of certain County-owned property that is known as Land Bay “O” Waiver Lot, Loudoun Parkway Center. The property is currently vacant, is approximately 6.88 acres in size, and is located within the northwest quadrant of the intersection of Shellhorn Road (Route 643) and Loudoun County Parkway (Route 607), in the Broad Run Election District. The property is more particularly described as Tax Map Number /93/B/3/////0/ (PIN # 089-39-7079).

Copies of the plat(s) illustrating the easement proposed to be granted and associated documents are available for review and may be examined at the Office of the County Administrator, County Government Center, 5th Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 9:00 a.m. to 4:30 p.m., Monday through Friday or call (703) 777-0200.

ZRTD 2015-0001
ST. JOHNS AT LOUDOUN TECH CENTER
(Zoning Conversion in the Route 28 Tax District)

St. John’s Property, of Frederick, Maryland, has submitted an application to rezone approximately 11.96 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.6. The subject property is located within the Route 28 Taxing District. The subject property is approximately 11.96 acres in size and is located on the north side of Nokes Boulevard (Route 1793) and the west side of Ridgetop Circle (Route 1790), in the Broad Run Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN	ADDRESS
/81///8/////C/	030-30-6633	21660 Ridgetop Circle, Sterling, Virginia
/81///8/////B/	030-30-4784	21670 and 21680 Ridgetop Circle, Sterling, Virginia

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) which designate this area for Route 28 Business uses at a recommended FAR of 0.4 to 1.0.

ZOAM 2015-0001
PROPOSED ZONING ORDINANCE AMENDMENT TO PERMIT
TELECOMMUNICATION FACILITIES IN THE PLANNED
DEVELOPMENT HOUSING AND RESIDENTIAL ZONING DISTRICTS
(PD-H and R Zoning Districts)
(Zoning Ordinance Amendment)

Pursuant to Sections 15.2-2204, 15.2-2285, and 15.2-2286, of the Code of Virginia, and a Resolution of Intent to Amend, adopted by the Board of Supervisors on October 15, 2014, the Board of Supervisors hereby gives notice of an amendment to the Revised 1993 Loudoun County Zoning Ordinance (the “Zoning Ordinance”) in order to add the uses “Telecommunication Monopole” and “Telecommunication Tower” as Special Exception Uses within the PD-H3, PD-H4, and PD-H6 (Planned Development-Housing) and R-16 (Townhouse/Multifamily Residential) zoning districts, and revise the existing Additional Regulations applicable to “Monopoles” and “Telecommunications Towers” to establish where such uses may be located in the PD-H3, PD-H4, PD-H6, R-1 (Single Family Residential), R-2 (Single Family Residential), R-3 (Single Family Residential), R-4 (Single Family Residential), R-8 (Single Family Residential), R-16, and R-24 (Multifamily Residential) zoning districts. The amendment proposes revisions to Articles 3, 4, and 5, and such other sections of the Zoning Ordinance as necessary to implement and maintain consistency with the foregoing amendments. The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare, and good zoning practice and facilitating the creation of a convenient, attractive, and harmonious community.

04/22/2015, 04/29/2015

ZCPA 2014-0006
AVONLEA PLAZA

(Zoning Concept Plan Amendment)

Avonlea Investments, LC, of Fairfax, Virginia has submitted an application to amend the proffers approved with ZMAP-2004-0005, Avonlea Plaza, in order to: 1) Revise the timing by which the applicant shall make its choice of building and parking layout for the subject property; 2) Relocate and reprioritize locations for wetlands mitigation; 3) Revise the timing for the bonding and construction of Tall Cedars Parkway; 4) Increase the cash contribution amount that may be donated to the County in lieu of constructing two (2) traffic signals and certain sections of Tall Cedars Parkway; 5) Eliminate the termination and physical closure of existing Pinebrook Road (Route 827) access onto Route 50 and Route 606; 6) Eliminate the cash contribution for the design and/or construction of a grade-separated interchange at Route 50 and Route 606; and 7) Increase maximum average illumination for exterior building lighting, security lighting, and parking lot lighting; with no resulting change in use or density in the PD-CC-SC (Planned Development-Commercial Center-Small Regional Center) zoning district. The subject property is also located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. This application is subject to the Revised 1993 Zoning Ordinance. The property is approximately 29.32 acres in size and is located on the south side, and south, of John Mosby Highway (Route 50), along the north and south sides of Tall Cedars Parkway (Route 2200), and on the east side of Pinebrook Road (Route 827), at 42635, 42654, 42655, 42670, 42684, 42685, 42694, and 42695 Theatre Plaza, Chantilly, Virginia, in the Dulles Election District. The subject property is more particularly described as Tax Map Numbers 101////////47/ and 101////////47A (PIN#s 163-17-5121 and 163-17-6609, respectively). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) and the Arcola Area/Route 50 Corridor Plan which designate this area for Hybrid Retail Centers at a recommended Floor Area Ratio (FAR) of 0.4 to 1.0.

SPMI 2014-0021, SPEX 2014-0021, ZMOD 2014-0010
ZMOD 2014-0006 & ZMOD 2014-0007
CASCADES SELF STORAGE FACILITY
(Minor Special Exception, Special Exception and Zoning Modification)

Cascades Self Storage, LC, of Annapolis, Maryland, has submitted applications for a Minor Special Exception to permit a Storage, Mini-Warehouse, use and for a Special Exception to permit Outdoor storage, accessory, in excess of 10% of lot area (for vehicles), in the PD-IP (Planned Development-Industrial Park) zoning district. The subject property is also located within the Route 28 Taxing District. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as a minor special exception and a special exception use under Section 4-504, pursuant to Section 4-507(K) and Section 5-665. The modification of the zoning, subdivision, or other requirements of a PD zoning district may be approved by the Board of Supervisors under Section 6-1217(A), and the modification of the buffering and screening requirements applicable to the proposed Special Exception uses is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the Applicant also requests the following Zoning Ordinance modifications:

Zoning Ordinance Section	Proposed Modifications
\$4-507(K)(1), Use Limitations, Storage, Mini-Warehouse	Allow the Storage, Mini-Warehouse use to be designed as a climate controlled building with a non-climate controlled interior vehicular drive aisle.
\$4-507(K)(2), Use Limitations, Storage, Mini-Warehouse	Allow individual storage units to be accessed directly from the exterior of the building.
\$4-507(K)(3), Use Limitations, Storage, Mini-Warehouse	Allow a 1.0 acre outdoor storage area.
\$5-1407(A) Buffer Yard and Screening Requirements, Location	Allow required Type 3 Front Buffer Yard plantings to be located adjacent to side of the building that faces Cascades Parkway, in lieu of along the subject property’s boundary with Cascades Parkway.

The subject property is approximately 5.28 acres in size and is located within the southwest quadrant of the intersection of Maries Road (Route 638), Old Vestals Gap Road, and Cascades Parkway, in the Sterling Election District. The subject property is more particularly described as follows:

TAX MAP #	PIN	ADDRESS
/81/B/3////9/	030-10-6987	N/A
/81/B/3////7/	030-10-5763	N/A
/81/B/3////7A	030-10-4490	N/A
/81/B/3////8/	030-10-5867	N/A
/81/B/3////10/	030-10-7090	N/A

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) and the Dulles North Area Management Plan, which designate this area for Route 28 Business uses and which recommend a Floor Area Ratio (FAR) of 0.4 to 1.0.

Unless otherwise noted in the above notices, full and complete copies of the above referenced amendments, applications, ordinances, and/or plans, and related documents may be examined in the Loudoun County Department of Building and Development, County Government Center, 2nd Floor, 1 Harrison Street, S.E., Leesburg, Virginia, from 9:00 a.m. to 4:30 p.m., Monday through Friday or call 703-777 0220 or electronically at www.loudoun.gov/lola. This link also provides an additional opportunity for public input on active applications.

All members of the public will be heard as to their views pertinent to these matters. Citizens are encouraged to call in advance to sign up to speak at the public hearing. For this public hearing, advanced sign-up will be taken after 8:30 a.m. on May 4, 2015, and no later than 12:00 p.m. on May 13, 2015. If you wish to sign-up in advance, call the Office of the County Administrator at (703) 777-0200. Citizens will also have the option to sign-up at the public hearing.

Hearing assistance is available for meetings in the Board of Supervisors’ Meeting Room. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, please contact the Office of the County Administrator at 703-777-0200. Three days’ notice is requested. FM Assistive Listening System is available at the meetings.

BY ORDER OF: SCOTT K. YORK, CHAIRMAN
LOUDOUN COUNTY BOARD OF SUPERVISORS